

**Yates  
Ocetek**

Modern  
Coworking  
Office Space/  
Café

Visible Location  
Off A47

Allocated  
Off Road Parking

653 sq.ft

AVAILABLE  
IMMEDIATELY

# TO LET THE HUB, RUTLAND POINT NEAR MORCOTT LE15 9DL £10000 per annum exclusive





## Location,

The property is located approximately 1 mile from Morcott, which is situated 4 miles from Uppingham along A47 carriageway.



---

## Description

Modern Unit located within Rutland Point Establishment, adjacent to Redwings Lodge Hotel, and Rutland Point and Taste of India Restaurant. Accommodation comprising a large open space office with floor to ceiling door, providing for light and airy atmosphere, Further in the unit, there is a café counter with facilities (the inventory can be purchased additionally), toilet with a shower cubicle and hand wash basin. The unit is versatile for its use, offering potentially good start up business for anyone in the food/beverage industry, beauty, wellness centre, office and many more.

Approximate Net Internal Areas:

Office/Café Area 653 sq ft

## Planning

the agent understands that the property is within E Use Class, The whole building has its own license however ingoing tenant is advised to make further enquiries in regards to this with local authority.

## Rates,

the property is currently being revalued for rates and rateable values are yet to be confirmed.



**Price:** £ 10000 per annum exclusive

**Deposit:** £2500.00

**Tenure:** Leasehold, terms to be agreed.

**Services:** Agent understands there are, electric and water services at the property, however these have not been tested for functionality. The agent also understands that there is a fast speed broadband connected to the unit, this however have not been tested for functionality.  
There is a fair proportion of service charge payable for the insurance, some utilities and the upkeep of the building.

**EPC:** Rating B

**VAT:** The agent understands the property is not VAT elected

**Legal Fees:** Each party to bear their own costs as a result of this transaction, Legal undertaking of £500 applies before entering to the lease, should transaction not lead to completion and abortive costs apply.

## **Viewing & Further Information:**

Strictly By appointment with the Agent.

Contact Magda Ocetek

01536 200753 or email [magda@yates-ocetek.com](mailto:magda@yates-ocetek.com)

Agents Note: Whilst Every Care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance only, whilst every care has been taken to ensure their accuracy, they should not be relied upon and any potential buyers are advised to re check the measurements.

